



550 Smithtown Bypass #101  
Smithtown, NY 11787  
Office: 631-656-0360  
Fax: 631-656-0359

# For Sale

Vacant Residential Lots

Centereach, NY 11720



## PROPERTY FEATURES

- Parcel #1 (200-485-4-4): +/- 1.41 Acres
- Parcel #2 (200-485-4-36): +/- 1.41 Acres
- Zoning: B Residence, Health Dept. Zone I
- Total Taxes: +/- \$5,836.32
- Both Parcels Include ½ Ivy Street (Paper Road)
- Each Parcel Yields 3 Building Lots Each
- < ¼ Mile From Middle Country Road
- Adjacent to ABVM Church

**Asking Price: \$1,300,000**

## FOR MORE INFORMATION

Adam DeVito

Cell: 631-560-9995

Office: 631-656-0360

Email: [adevito@nycreli.com](mailto:adevito@nycreli.com)

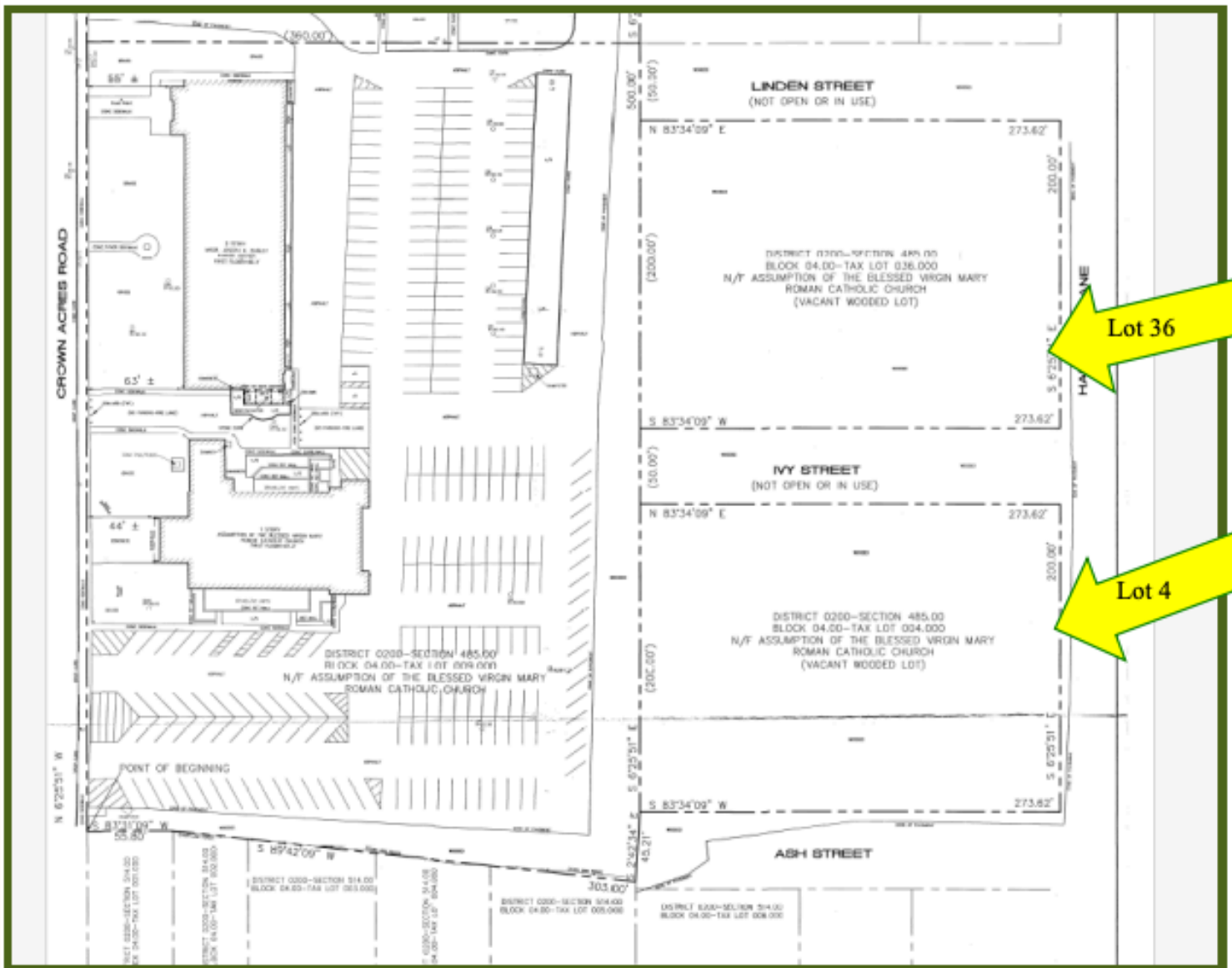
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# Property Survey



# Zoning Map Section





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# Zoning of the Property

## TOWN OF BROOKHAVEN

### 85 Attachment 1

Town of Brookhaven  
 Residential Districts: Table of Dimensional Regulations  
 § 85-177  
 [Amended 9-12-2024 by L.L. No. 16-2024, effective 9-23-2024]

Use	A Residence One-Family	A Residence One-Family	A Residence One-Family	B Residence One-Family	B Residence 1 One-Family	C Residence One-Family
Maximum height (feet/stories)	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2
Minimum area (square feet)	30,000	40,000	80,000	15,000	22,500	9,000
Maximum total building area (percentage of lot area)	15%	15%	15%	20%	20%	35%
Minimum road frontage (feet/at a point in feet back from street line)	150/40	175/50	200/60	100/40	125/40	75/30
Minimum front yard (depth in feet)	40	50	60	40	40	30
Minimum side yard (width in feet)	20	25	30	18	20	12
Minimum total side yards (feet)	60	75	80	40	45	30
Minimum rear yard (feet)	60	60	75	50	60	30
<b>Accessory Structures</b>						
Maximum height (feet)	18	18	18	18	18	18
Minimum setback from any lot line (feet)	10	10	20	7 1/2	7 1/2	5
Minimum setback from street (feet)	60	70	80	60	60	50
Maximum lot coverage (percentage of required rear yard area)	25	25	25	25	25	25

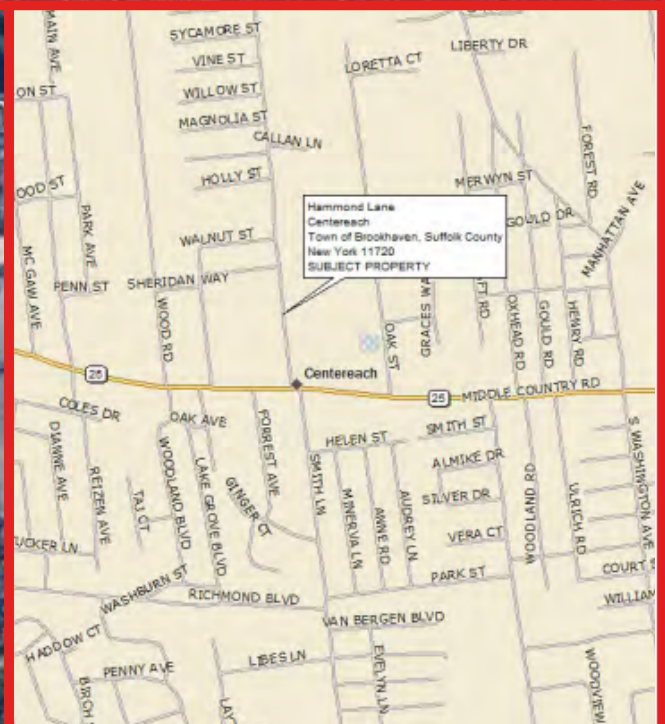
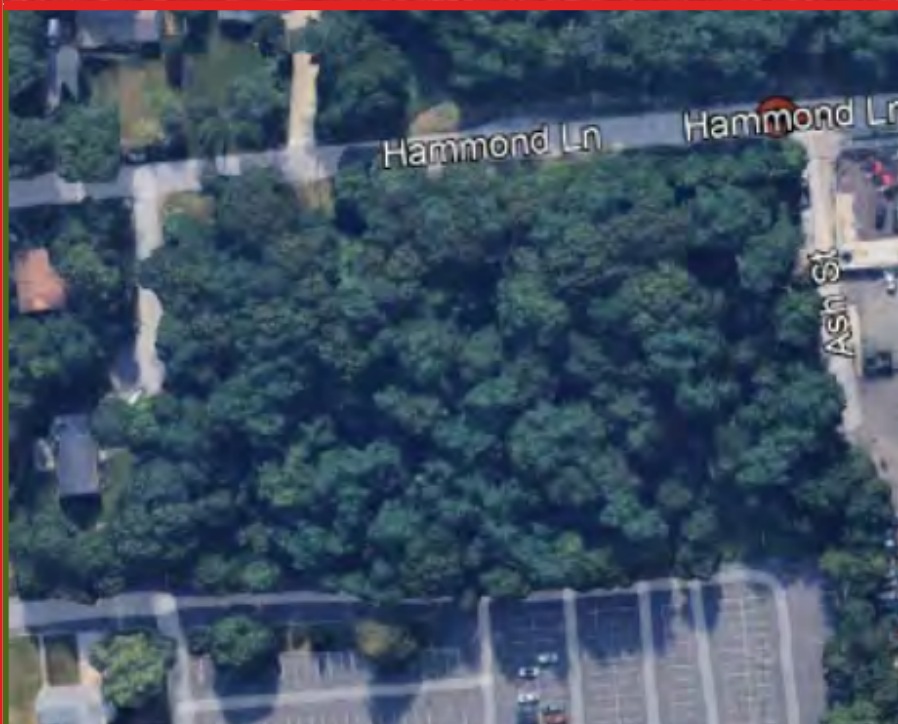
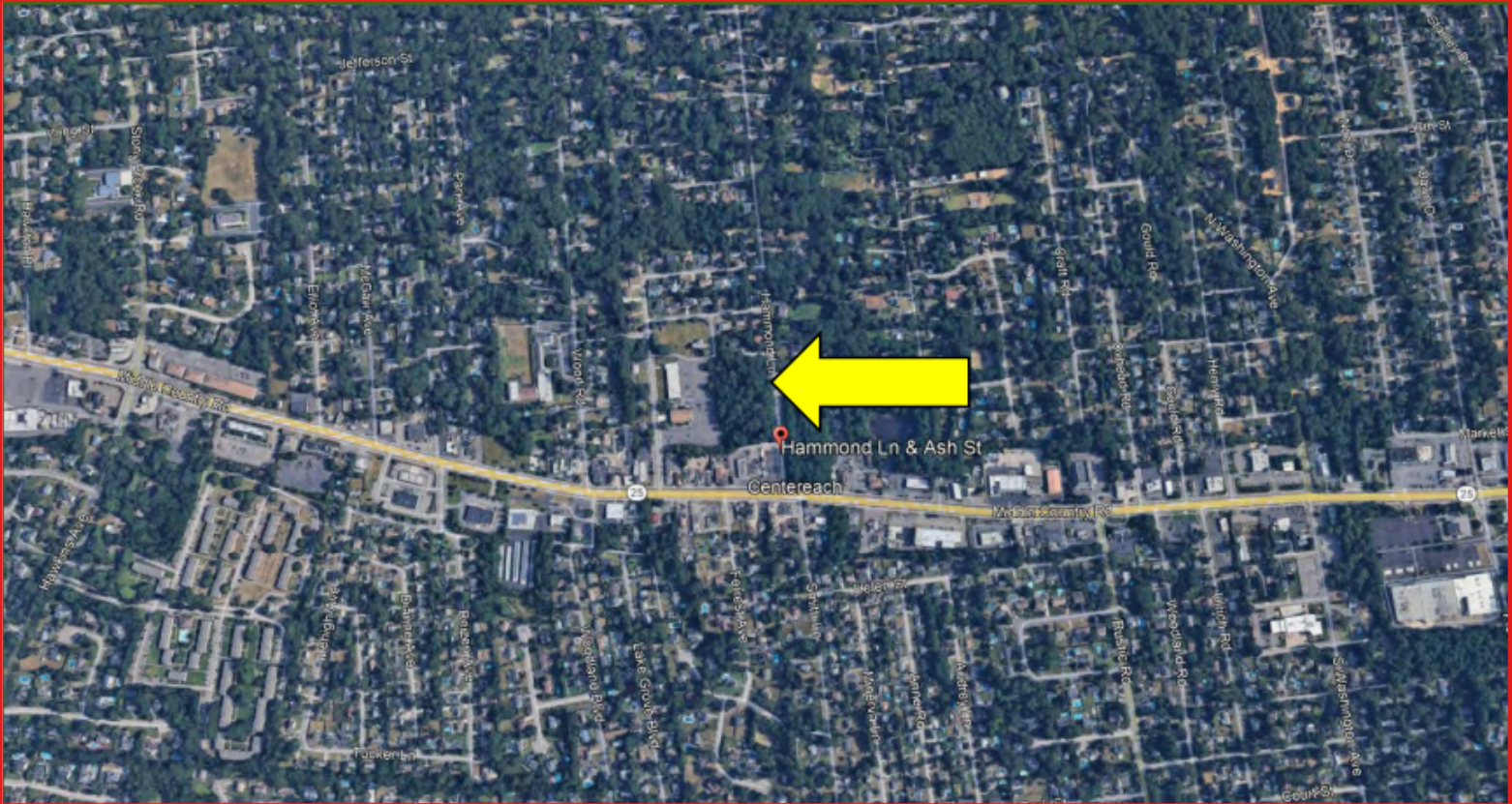
The dimensions of this table are intended to supplement the regulations of the underlying zoning district(s) and all setback requirements. When there is a conflict, the standards in the language of Chapter 85 shall apply.



**New York  
Commercial  
Real Estate**

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# Aerial View of Property



# Flood Zone Designation

## Flood Map Report

For Property Located At



CoreLogic  
RealQuest Professional

CHESTNUT ST, CENTEREACH, NY 11720

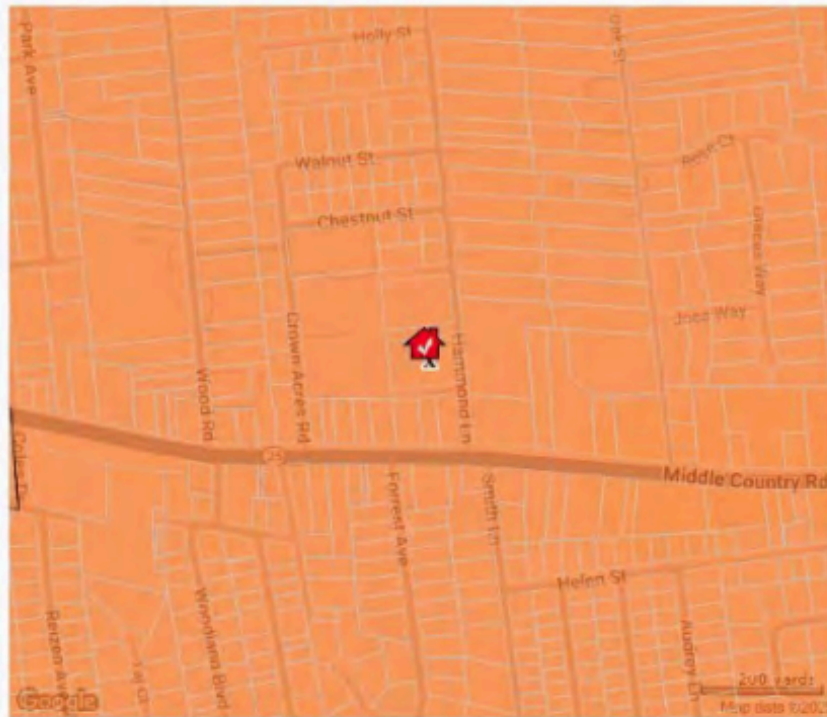
Report Date: 10/07/2025

County: SUFFOLK, NY

Flood Zone Code	Flood Zone Panel	Panel Date
X	365334 - 36103C0680H	09/25/2009
Special Flood Hazard Area (SFHA) Within 250 ft. of multiple flood zones?	Community Name	
Out	No	BROOKHAVEN

### Flood Zone Description:

Zone X-An area that is determined to be outside the 100- and 500-year floodplains.



### Flood Zones

- Coastal 100-year Floodway
- 100-year Floodway
- Undetermined
- 500-year Floodplain incl. levee protected area
- Coastal 100-year Floodplain
- 100-year Floodplain
- Unknown or Area Not Included
- Out of Special Flood Hazard Area